Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15 Ash Grove, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $3,000,000 & $3,200,000

Median sale price

Median price $2,424,000 Property Type House Suburb Malvern East

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	103 Manning Rd MALVERN EAST 3145	$3,150,000	13/09/2025
2	14 Kardella St MALVERN EAST 3145	$3,100,000	20/08/2025
3	38 Washington Av MALVERN EAST 3145	$3,220,000	14/06/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/09/2025 11:26

15 Ash Grove, Malvern East Vic 3145



4 4 2

Property Type: House (Res)
Land Size: 720sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,200,000
Median House Price
June quarter 2025: $2,424,000

Comparable Properties



103 Manning Rd MALVERN EAST 3145 (REI)

4 2 2

Price: $3,150,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



14 Kardella St MALVERN EAST 3145 (REI)

5 4 4

Price: $3,100,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 640 sqm approx

Agent Comments



38 Washington Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $3,220,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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